

## Units & Sizes

Parkview offers seven basic floor plans with handicap accessible units available.

- **Studio Apartments**

For those looking for a small but spacious apartment check out our economical studios. Each unit includes a private bathroom, a living room/ bedroom, and a kitchen area.

- **Small One-Bedroom Apartments**

Our cozy one-bedroom units come with lots of storage and are ideal for those just starting out.

- **Medium One-Bedroom Apartments**

Our medium one-bedroom units also come with lots of storage and offer a more spacious living room area.

- **Large One-Bedroom Apartments**

Our large one-bedroom units offer a galley kitchen and an extra-large living room that could be partitioned off for a second bedroom or be used to create a dining area without sacrificing storage.

- **Two-Bedroom Apartments**

Packed with storage and a space maximizing floor plan.

- **Two-Bedroom ADA Apartment**

- Fully ADA Kitchen
- Roll-in Shower
- ADA Closets
- Lots of Storage

- **Three -Bedroom Apartments**

Our first three-bedroom unit, loaded with family space and storage.

*Parkview Apartments provides income-based housing for those 18 years of age or older. All tenants pay no more than 30% of their monthly income.*

To learn more about income-based housing  
**[fairbury.housingmanager.com](http://fairbury.housingmanager.com)**  
or call **402-729-3451**



## Our Modernization Project

In January 2014, the Fairbury Housing Authority, under new management, began an ambitious modernization project. The goal was to improve the marketability of the building, as well as increase tenant safety and comfort. Check out our many improvements.

### Completed items include:

- Expanded laundry capacity with rooms on all floors
- Modernized plumbing shut-off valves
- Replaced sidewalks & eliminated walkway hazards
- Updated & added outdoor seating
- Removed broken patio tables and added tables & seating
- Updated bathroom vanity lighting
- Improved curb appeal with improved landscaping
- Updated hallway lighting
- Updated balcony flooring
- Repainted balcony & patio railings and exterior awnings
- Added building security features
- Replaced carpeting and flooring in most units
- Updated parking lot signage
- Upgraded main floor ceiling tile
- Central Air to upper floor
- Updated fire security system
- Replaced the north & south entrance doors to improve security
- Updated property air handling unit and circulator pumps
- Updated unit thermostats & heat gate valves
- Updated paint colors in units
- Expand tenant off-street parking
- Repaint hallways – 1st – 5th floors

### Coming soon:

- Online Bill Pay
- Continue to add building security features
- Continue to update unit carpeting and flooring
- Update business signage
- Central Air to 1st-2nd floors
- Replace mail boxes and added parcel lockers
- Tenant Emergency Communication System
- Updated Balcony Railings

In September 2014, Parkview was awarded a competitive federal grant through HUD to modernize core building infrastructure in the amount of \$392,250. These funds fully modernized the elevator and boiler systems. In 2017, the Authority received a \$750,000 modernization grant through the Federal Home Loan Bank. Funds will continue to improve building heating and cooling, expand parking and add the Authority's first three-bedroom unit.

We Support Fair Housing!



# Parkview

## APARTMENTS

### Income-Based Housing



105 West 5th Street, Fairbury, NE 68352

# Welcome!

## Amenities & Services:

- **Utilities**
- **ADA Features in Every Unit**
- **On-Site Laundry Facilities**
- **Community Room**
- **Convenient Location**
- **Storage Units**
- **Fully ADA Units**
- **Tenant Committee**

## Hours:

Monday thru Thursday: 9 a.m. to 4 p.m.

Studio, 1, 2 & 3 Bedroom  
Apartment Homes!



### Convenient Location

Parkview Apartments is next to the beautiful Fairbury Park and is in easy walking distance to downtown Fairbury. We are also a regular stop for the weekday Fairbury bus service.

### Utilities

One huge advantage with is the ability to manage your monthly living expenses. At Parkview your natural gas, water, sewer, and trash are provided. You are also given a block of electricity usage and would only be responsible for overages.

Additionally, Parkview has an agreement with Spectrum and we are able to offer a substantial discount on basic cable.

*Telephone and internet are the tenants' responsibility.*

### Tenant Committee

The Parkview Tenant Committee convenes monthly to keep tenants informed of news and events. It also serves as the social and entertainment center for the building.

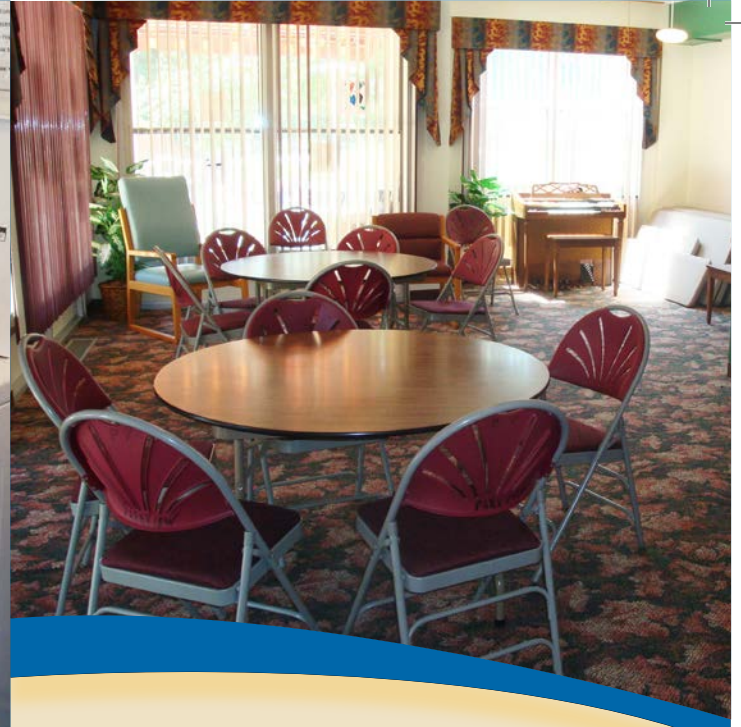


### On-Site Laundry Facilities

Parkview Apartments offers tenants laundry rooms on all five floors in the building. Each one is equipped with washers and dryers. Our laundry rooms are the cheapest around!

### Tenant Parking

Parking includes 23 additional stalls for a total of 49 parking stalls.



### Community Room

Whether you need extra room for a small group playing cards or a larger room for a family/friends gathering, Parkview also offers access to a community room.

### Storage Units

Storage units are also available for tenants at below market rates.

